

Alfred Road, Brighton

East Sussex

Asking Price £425,000





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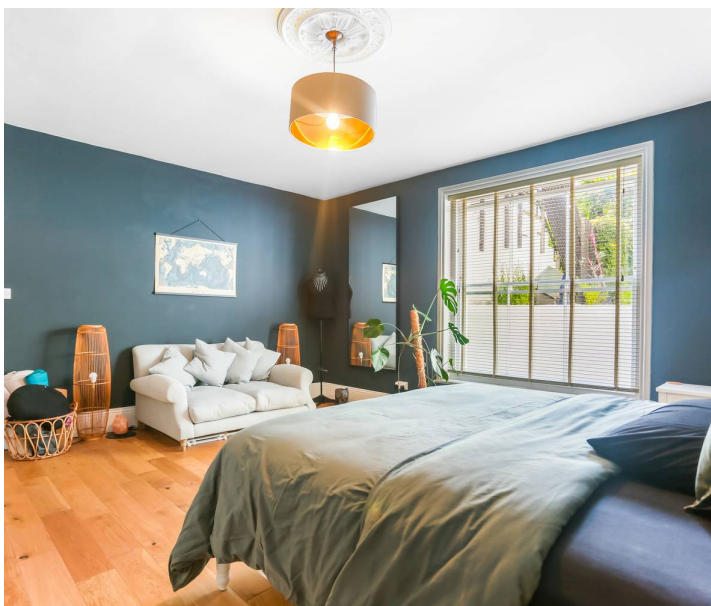
Perfectly positioned between Brighton Station, Seven Dials, and just moments from the city's vibrant centre, an exceptionally spacious and well-presented ONE BEDROOM LOWER GROUND FLOOR APARTMENT with a FRONT & REAR GARDEN & OWN ENTRANCE. Sold with a SHARE OF FREEHOLD.

Set on a tree-lined Victorian terrace in the sought-after West Hill Conservation Area, this light-filled and particularly spacious apartment combines the convenience of city living with a peaceful residential setting. At over 900 sq ft (84 sq m), it is larger than many two-bedroom apartments in the city, and exceptional for a one-bedroom home. The current layout creates a wonderful sense of space, with generously proportioned principal rooms offering versatility for those wishing to adapt the accommodation to suit their lifestyle.

The bright and inviting lounge/diner enjoys plenty of natural light from a bay sash window, while the separate modern kitchen benefits from a practical breakfast bar and plenty of worktop and storage space. The sizeable bedroom features fitted wardrobes and a large window overlooking the rear garden. There is also a well-appointed shower room, a useful utility room, and a welcoming entrance hall with bespoke built-in shelving and cupboards.

Outside, the private rear patio garden provides a delightful space for relaxing and al fresco dining, while the front garden provides privacy from the road.





The Local Area

Located in a desirable part of central Brighton, Alfred Road enjoys the best of both worlds: a tranquil, tree-lined setting of beautiful period architecture, right in the heart of the city. Just moments away, Seven Dials and Brighton's famous North Laines offer a wonderful selection of independent shops, artisan cafés, restaurants and characterful pubs, giving the areas their distinctive, vibrant atmosphere. When it comes to shopping, there's no shortage of choice with Western Road, North Street, and Churchill Square Mall offering a wide variety of high street stores and all easily accessible. With St Ann's Well Gardens nearby, Brighton mainline station within walking distance, and the seafront also close by, this is a superbly positioned address that perfectly balances charm, convenience and lifestyle.

Further Information

Alfred Road is in Parking Zone Y and the apartment is in Council Tax Band B, which is currently charged at £2,006.23 for 2026/27.

EPC Rating - D Council Tax - B Parking Zone - Y

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

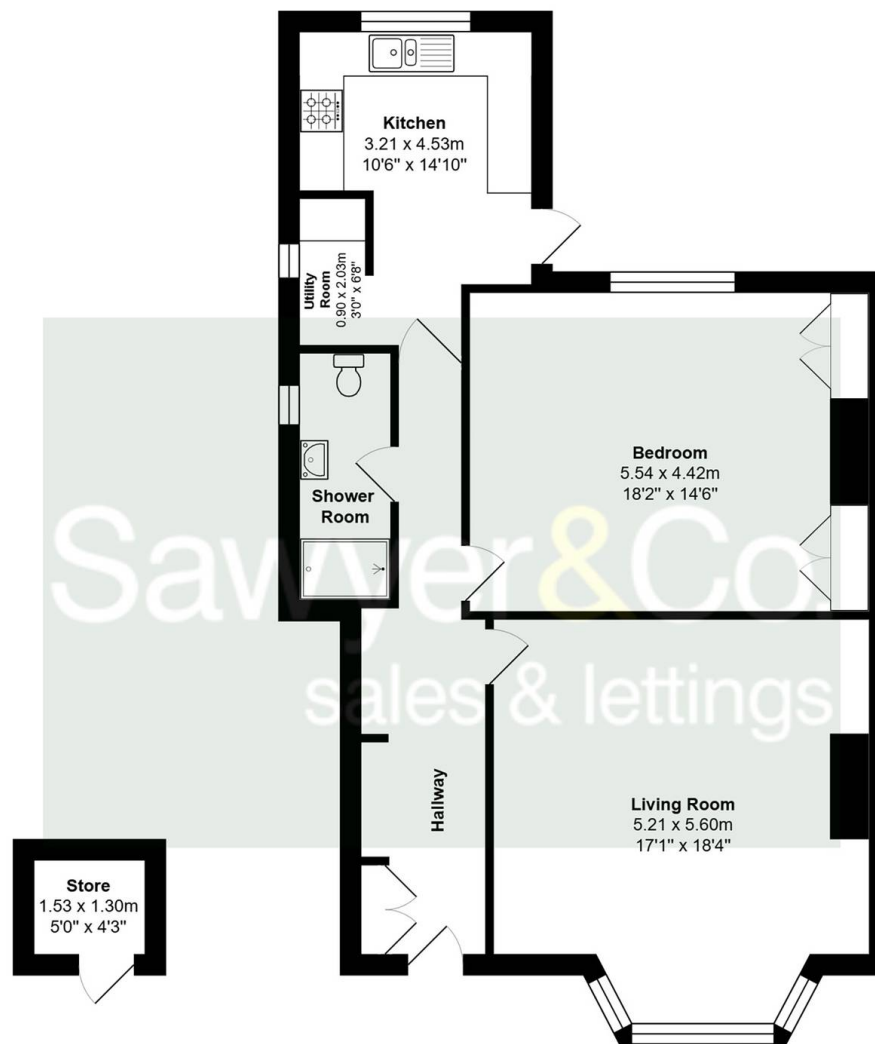
Tenure: tbc

Unexpired term on lease - tbc

Service Charge - tbc

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 84.2 m² ... 907 ft² (Including Store)

Total Floor Area: 82.3 m²... 885 ft²(Excluding Store)

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

211 Preston Road, Brighton – BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.